

**SEMINOLE COUNTY GOVERNMENT  
LAND PLANNING AGENCY / PLANNING AND ZONING COMMISSION  
AGENDA MEMORANDUM**

**SUBJECT:** Approval of a Preliminary Subdivision Plan for Dodd Road Townhomes

**DEPARTMENT:** Planning & Development **DIVISION:** Development Review

**AUTHORIZED BY:** Mahmoud Najda **CONTACT:** Cynthia Sweet **EXT.** 7443

**Agenda Date** 2/1/2006 **Regular** ☒ **Work Session** ☐ **Briefing** ☐  
**Special Hearing – 6:00** ☐ **Public Hearing – 7:00** ☐

**MOTION/RECOMMENDATION:**

Approve the Preliminary Subdivision Plan (PSP) for Dodd Road Townhomes, located on the east side of Dodd Road, approximately 250 feet south of Red Bug Lake Road, in Section 24, Township 21 S, Range 30 E – Daly Design Group, Inc., Tom Daly, applicant.

District 1 – Dallari

(Cynthia Sweet, Planner)

**BACKGROUND:**

The applicant, Daly Design Group, Inc., Tom Daly, is requesting approval of the Preliminary Subdivision Plan for Dodd Road Townhomes. The project consists of 89 townhome lots on 11.42 acres zoned PUD (Planned Unit Development). The typical lot sizes for the development is 1,560 SF (20' x 78') with a minimum dwelling unit of 1,300 SF.

Seminole County is the utility provider for water and sewer and all internal roads will be private. The site is located on the east side of Dodd Road, approximately 250 feet south of Red Bug Lake Road, in Section 24, Township 21 S, Range 30 E.

The PSP meets all the applicable conditions of the approved Final Master Plan and Developer's Commitment Agreement for Dodd Road Townhomes PUD approved by the Board of County Commissioners on October 25, 2005, and Chapter 35, Seminole County Land Development Code.

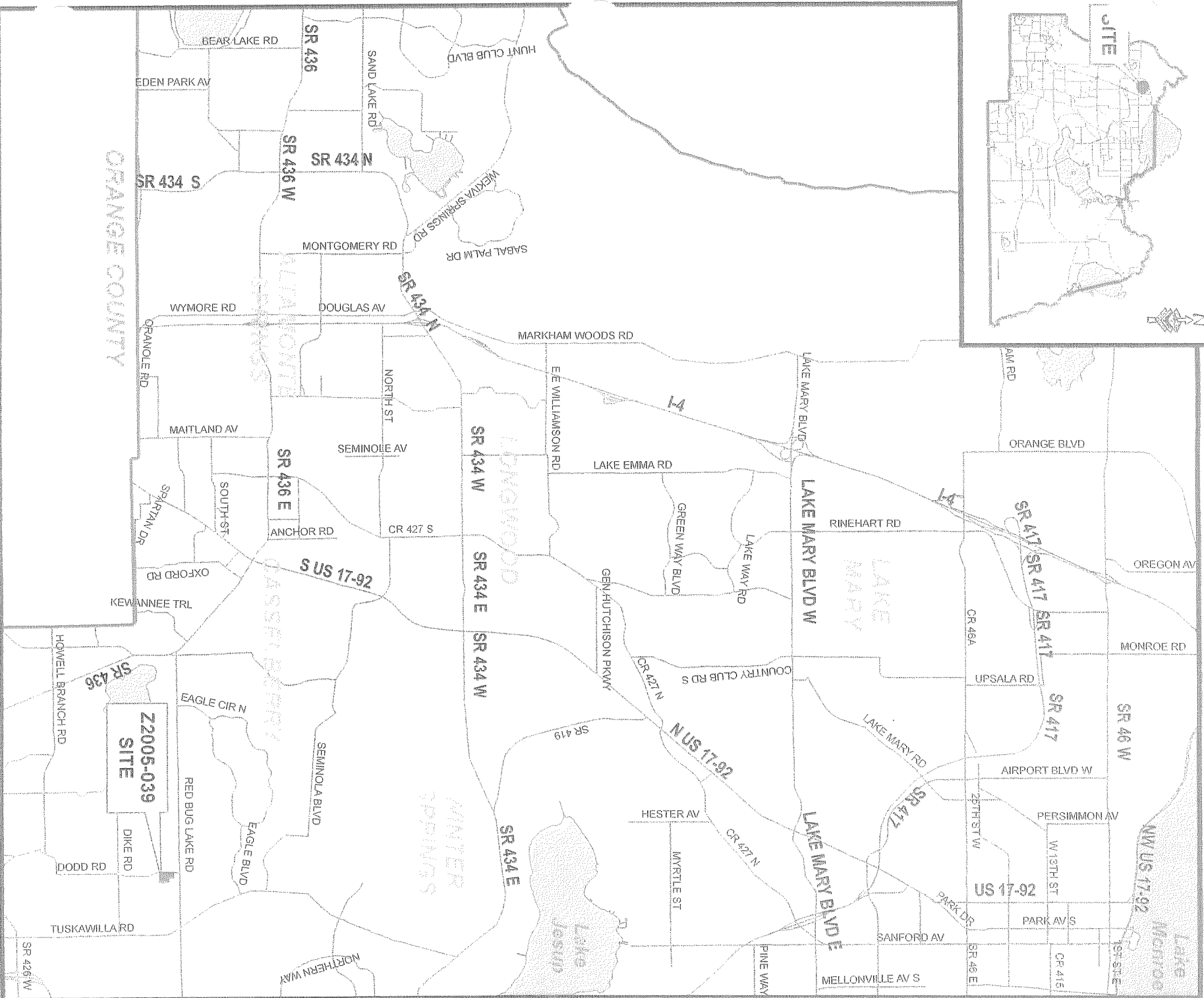
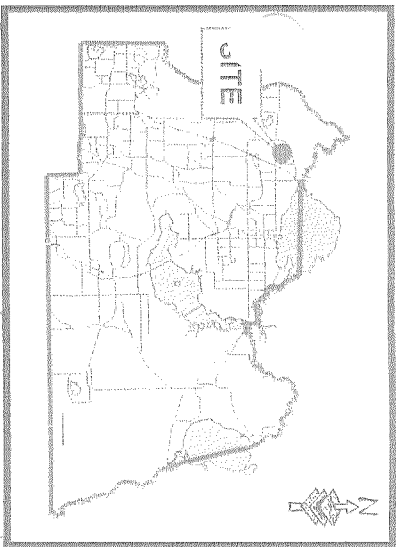
**STAFF RECOMMENDATION:**

Staff recommends the Planning and Zoning Commission approve the Preliminary Subdivision Plan for Dodd Road Townhomes as requested by the applicant.

Attachments: Location Map  
PSP Reduced Copy



**DR No.** 05-05500038  
**Parcel ID#:**  
24-21-30-300-0100-0000







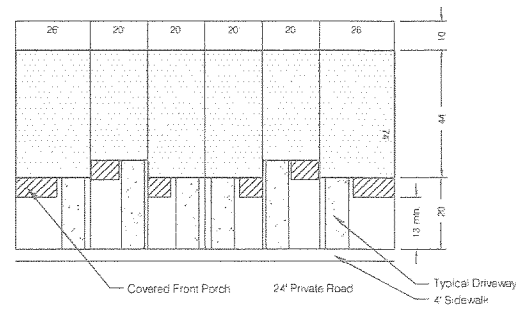
Rezone No: Z2005-039  
From: PCD To: PUD

 Parcel  
 Subject Property

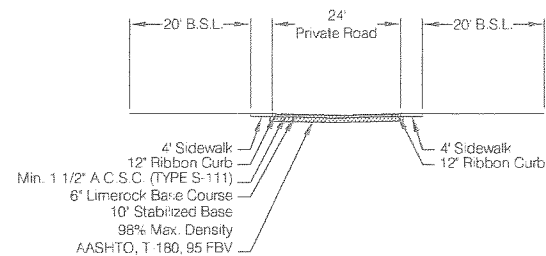


January 2004 Color Aerials

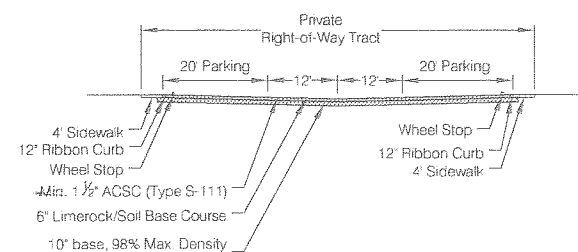
Containing 11.42 acres, more or less



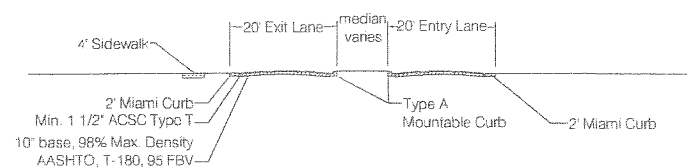
Typical Lot Layout  
Not To Scale



Typical Road Section  
No: To Scale





Typical Road With Standard Parking Section  
Not To Scale



### Divided Entrance Section

Nov. 2005

	11.29.05
	07.21.05

Revised per BCC approved Final Master Plan  
Revised per DRC meeting 07.13.05

Prepared for:  
Beazer Homes  
2600 Maitland Center Parkway, Suite 200  
Maitland, FL 32751

Owners

Adventis Health  
Sunbelt Inc c/o Florida Hospital  
601 Rollins St  
Orlando, FL 32803

## Developer

Beazer Homes  
2600 Maitland Center  
Parkway, Suite 200  
Maitland, FL 32751  
(407) 339-4114  
Contact: Nick Gargas

## Applicant/Agent

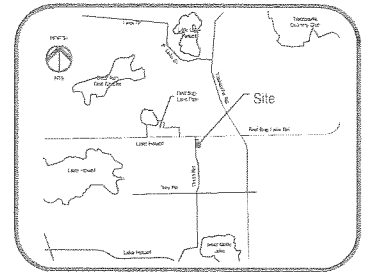
Daly Design Group  
913 N. Pennsylvania Ave.  
Winter Park, FL 32789  
(407) 740 7373  
Contact: Thomas Daly ASLA

## Engineer

Madden Engineering, Inc.  
431 E. Horatio Ave., Suite 260  
Maitland, FL 32751  
407-629-8330  
Contact: Charlie Madden

## Surveyor

Allen & Company  
16 E Plant St.  
Winter Garden, FL 34787  
407-654-5355  
Contact: James L. Rickman



## Location Map

## General Notes

1. Streets will be privately owned & maintained by the home owners association.
2. Buffer, landscaping, and common areas will be privately owned & maintained by The Homeowners Association.
3. Project infrastructure will be developed in one phase.
4. Solid waste collection will be curbside pick-up.
5. Fire flow to be provided with at least 1250 gpm at 20 psi residual pressure
6. An easement over tract 'A' will be granted to Seminole County for purposes of maintaining utilities and the joint use pond.
7. All stormwater management piping and ponds will be privately owned and maintained.
8. Project outfall system will be owned and maintained by Seminole County.
9. Accessory buildings will not be permitted.
10. Screen porches will be allowed within the rear yard of individual units.

## Site Data

Overall Site	
Parcel I.D. Number	24-21-30-300-0100-0000
Gross Land Area	11.42 ac.
Approved Zoning	PUD
Approved Land Use Designation	PUD, Office
Total Units	89
Proposed Net Density	9.55 Units/ac.
Maximum Building Height	35' (2 story)
Typical Lot Size	1,560 sq. ft. (20' x 78')
Minimum Frontage	20'
Minimum Living Area	1,360
Approved Daily Trips	1,200 ADT.
Potential School Age Children	36 Children

Tract Data	
A' Private Roadway	2.81 ac.
B' Retention & Openspace	3.51 ac.
C' Openspace, Buffer & Recreation	1.37 ac.
D' Openspace (along Dodd Rd.)	0.47 ac.

### Property Setbacks

North Property Line	25'
South Property Line	45'
East Property Line	25'
West Property Line	35'

### Minimum Building Setbacks on Lots

Front	20'
Rear	10'
Side	0'

\*Sidewalks to be a minimum of 20' from the front building line

\*Internal driving aisle/roadway to be a minimum of 15' from the side of unit.

### Minimum Building Separation Requirements

Side to Side	20'
Side to Rear	30'
Rear to Rear	40'
Screen Porches In Rear Yard	0'

### Parking

Required Spaces	178 (2-unit)
Garage	69
Driveway	89
Visitor	46
Total Parking	224

### Utility Usage

Water Usage (350 GPD)	31150 GPD
Sanitary Sewer Usage (300 GPD)	26700 GPD
Projected Trips (5.85/day)	521 ADT

	Area	Net Buildable Area	Open Space Area	"Common Usable" Open Space Area (PUD Only)
Gross Area	11.42 a.c.			
Platted residential lots	3.33 a.c.	3.33 a.c.	N	N
Building footprints	0.00 a.c.	0.00 a.c.	N	N
Powerline easements or ROW	0.00 a.c.	N	0.00 a.c.	N
RV or mobile home sites	0.00 a.c.	0.00 a.c.	N	N
Parking lots	0.00 a.c.	0.00 a.c.	N	N
Wetlands	0.90 a.c.	N	0.00 a.c.	0.00 a.c.
100-year floodplain	0.00 a.c.	N	0.00 a.c.	0.00 a.c.
Lakes	0.50 a.c.	N	0.00 a.c.	0.00 a.c.
Decks & patios	0.00 a.c.	0.00 a.c.	N	N
On-lot parking (platted lots)	0.00 a.c.	0.00 a.c.	N	N
On-street parking on unplatted access roads	0.00 a.c.	0.00 a.c.	N	N
Upland common areas (excl. wetlands, floodplain)	0.00 a.c.	0.00 a.c.	0.00 a.c.	N
Upland common areas (excl. wetlands, floodplain) exceeding 15' in width, UNLESS developed with pedestrian, bicycle, or horse trails	1.77 a.c.	1.77 a.c.	1.77 a.c.	1.77 a.c.
Required Buffer Areas	0.00 a.c.	0.00 a.c.	0.00 a.c.	N
Retention (amtenitized per Code)	3.51 a.c.	3.51 a.c.	3.51 a.c.	3.51 a.c.
Retention (not amtenitized)	0.00 a.c.	0.00 a.c.	N	N
Borrow pits	0.00 a.c.	0.00 a.c.	0.00 a.c.	0.00 a.c.
Outdoor recreation facilities		0.00 a.c.	0.00 a.c.	0.00 a.c.
Clubhouse/admin. Offices	0.00 a.c.	0.00 a.c.	0.00 a.c.	0.00 a.c.
Golf Courses in Suburban Estates	0.00 a.c.	0.00 a.c.	N	0.00 a.c.
Golf Courses in all others	0.00 a.c.	0.00 a.c.	0.00 a.c.	0.00 a.c.
Utility easements	0.00 a.c.	0.00 a.c.	0.00 a.c.	0.00 a.c.
Nonresidential out-parcels	0.00 a.c.	N	N	N
On-street parking in ROW	0.00 a.c.	N	N	N
Public ROW	0.00 a.c.	N	N	N
Private ROW (includes parking and Wallgreens access)	2.81 a.c.	N	N	N
Alleys	0.00 a.c.	0.00 a.c.	N	N
Unplatted access roads	1.22 a.c.	N	1.22 a.c.	N
Power line easement or ROW containing trails or similar rec. amenities	0.00 a.c.	N	0.00 a.c.	0.00 a.c.
<b>Area</b>		<b>6.61 a.c.</b>	<b>6.50 a.c.</b>	<b>6.20 a.c.</b>

N - Not included in calculation

## Sheet Index

<u>SHEET</u>	<u>DESCRIPTION</u>
PSP 1	Cover
PSP 2	Existing Conditions Plan
PSP 3	Preliminary Subdivision Plan

**daly design group, inc.**  
*Land Planning • Landscape Architecture • Project Management*  
 913 N. Pennsylvania Ave., Winter Park, Florida 32789  
 Phone 407.740.7373 • Fax 407.740.7661 • [www.dalydesign.com](http://www.dalydesign.com)  
 Date Nov 2005 Scale As Noted Job No. 2439

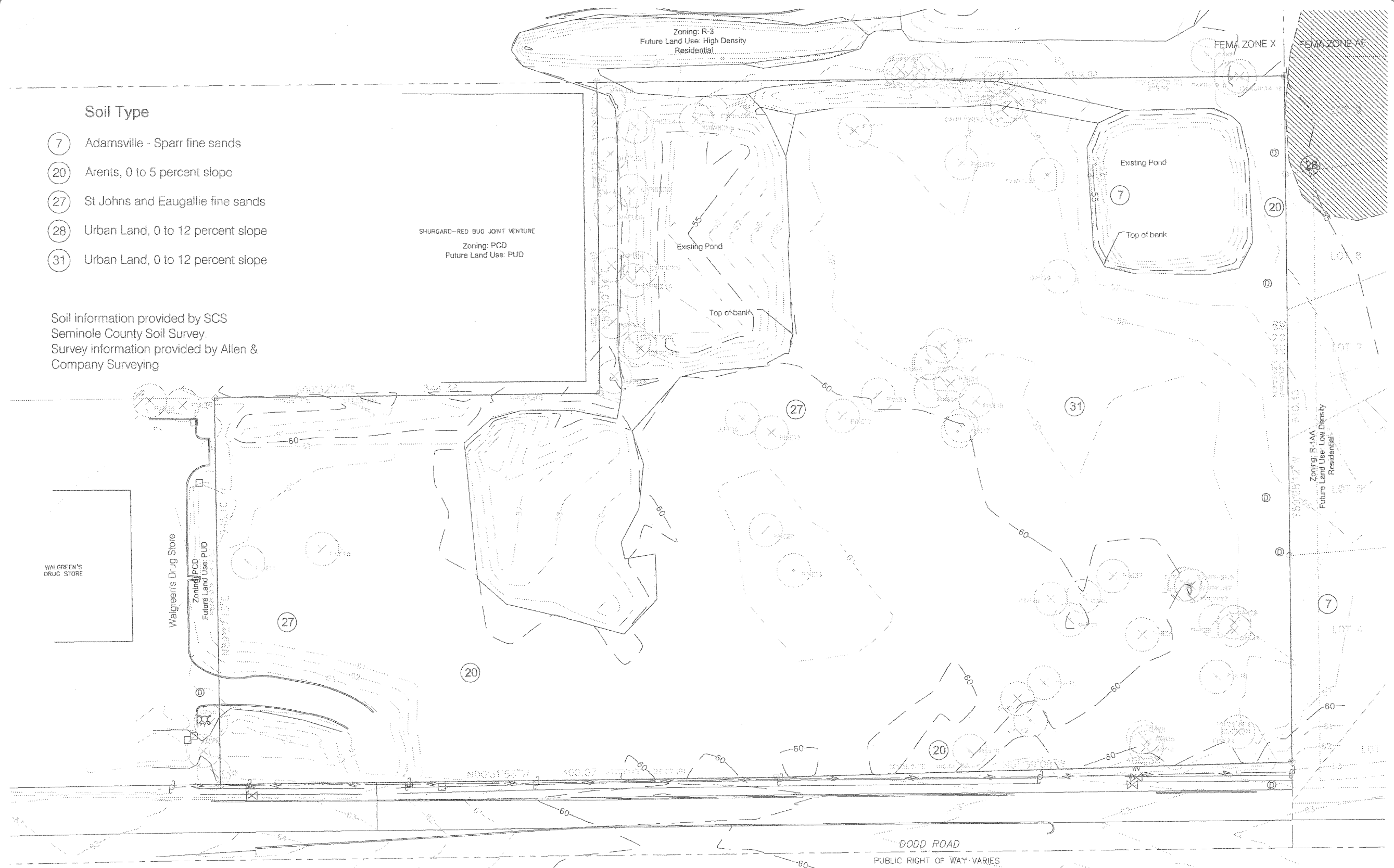
JAN 5 2206



Soil Type

- 7 Adamsville - Sparr fine sands
- 20 Arents, 0 to 5 percent slope
- 27 St Johns and Eauggallie fine sands
- 28 Urban Land, 0 to 12 percent slope
- 31 Urban Land, 0 to 12 percent slope

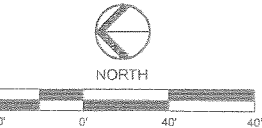
Soil information provided by SCS  
Seminole County Soil Survey.  
Survey information provided by Allen &  
Company Surveying



Existing Conditions Plan

Scale 1"=40'

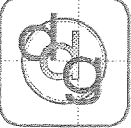
JAN 5 2006



daily design group inc.  
Land Planning, Landscape Architecture, Project Management, Development Consulting  
913 N. Pennsylvania Ave., Winter Park, Florida 32789 (407) 740-7373 www.dailydesign.com

REV	DATE	DESCRIPTION	BY

Existing Conditions Plan  
Preliminary Subdivision Plan  
Dodd Road  
Seminole County, Florida

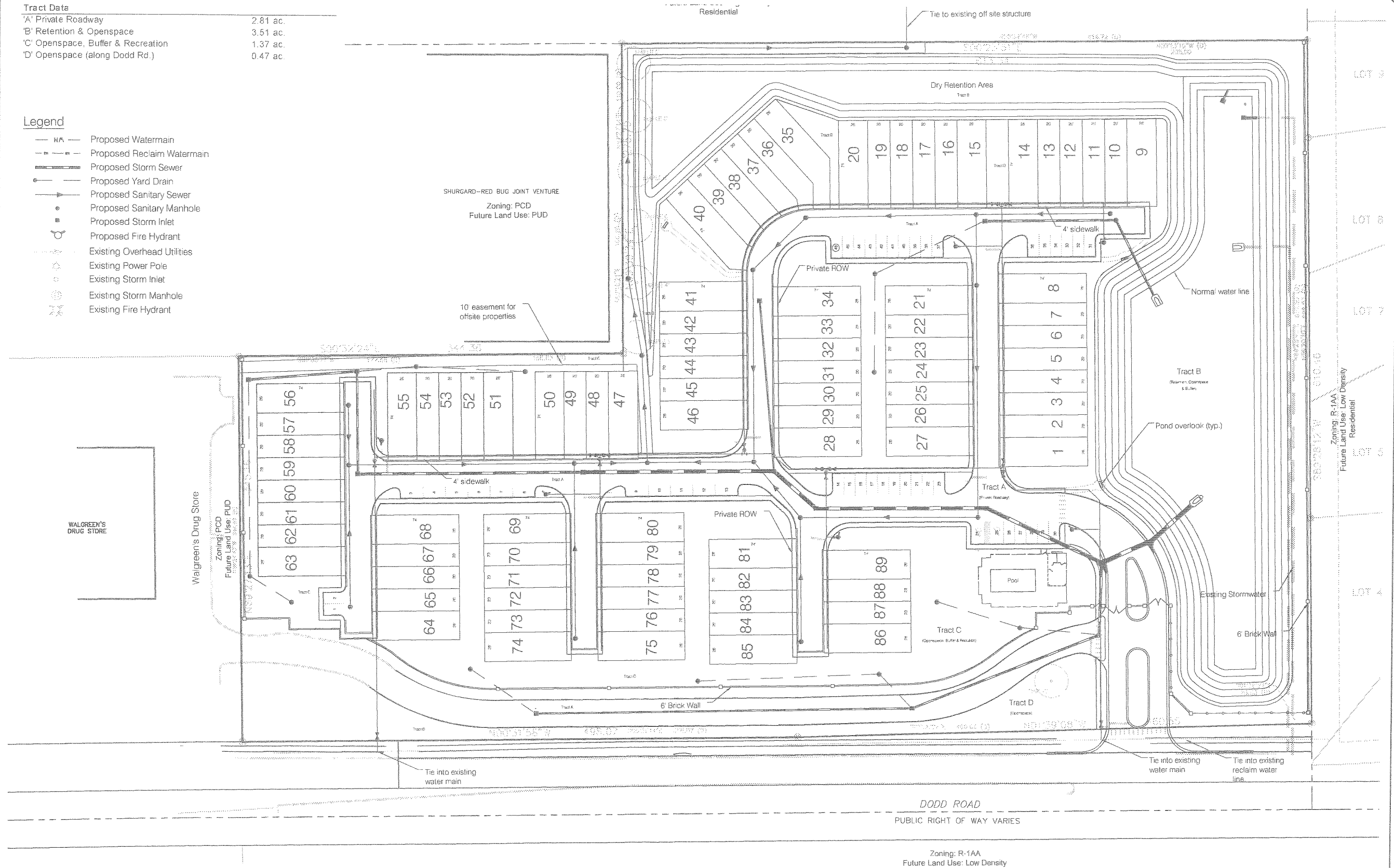


PROJECT NO  
2439  
SCALE  
1"=40'  
DATE  
Nov 2005  
SHEET  
PSP-2

Tract Data	
'A' Private Roadway	2.81 ac.
'B' Retention & Openspace	3.51 ac.
'C' Openspace, Buffer & Recreation	1.37 ac.
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#### Legend

— WA —	Proposed Watermain
— R —	Proposed Reclaim Watermain
— S —	Proposed Storm Sewer
— Y —	Proposed Yard Drain
— SS —	Proposed Sanitary Sewer
— SM —	Proposed Sanitary Manhole
— SI —	Proposed Storm Inlet
— FH —	Proposed Fire Hydrant
— OU —	Existing Overhead Utilities
— PP —	Existing Power Pole
— SI —	Existing Storm Inlet
— SM —	Existing Storm Manhole
— FH —	Existing Fire Hydrant



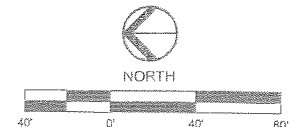
### Preliminary Subdivision Plan

Scale 1"=40'

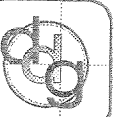
DODD ROAD  
PUBLIC RIGHT OF WAY VARIES

Zoning: R-1AA  
Future Land Use: Low Density

JAN 5 2005



Preliminary Subdivision Plan  
Preliminary Subdivision Plan  
Dodd Road  
Seminole County, Florida



PROJECT NO  
2439  
SCALE  
1"=40'  
DATE  
Nov. 2005  
SHEET  
PSP-3

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REV	DATE	DESCRIPTION	BY